

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, November 20, 2012 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
  - a. PS #20, 239 Ocean Avenue
6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance, §345-67, to revise fencing standards citywide. Formal action may be taken.
9. Review and discussion of amendments to the Land Development Ordinance, §345-40 and §345-70, to revise parking standards for Houses of Worship. Formal action may be taken.
10. Case: P07-136.1 Administrative Amendment  
Applicant: 198 Van Vorst Street LLC  
Attorney: James McCann, Esq.  
Review Planner: Kristin Russell  
Address: 198 Van Vorst St.  
Block: 131 Lots: 91, 92, 93, 95a, 95b  
Zone: Tidewater Basin Redevelopment Plan  
Description: New 7-story mixed-use building with 131 residential units, 426sf of ground floor retail, and 181 garaged parking spaces. Originally approved February 2008 and subsequently amended. Minimal changes proposed are to reduce number of awnings and eliminate landscape fencing.
11. Case: P12-081 Minor Site Plan  
Applicant: Mack-Cali Plaza I, LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: Columbus Drive  
Block: 11603 Lots: 15  
Zone: Exchange Place North Redevelopment Plan  
Description: Install direction sign near the entrance of Plaza I @ Harborside financial Center
12. Case: P12-064 Preliminary & Final Site Plan w/Deviations  
Applicant: PSE&G Co.  
Attorney: W. Nevins McCann, Esq  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 427 – 451 Grand Street Grand St. (frontage on Monmouth and Gilcrist)  
Block: 15702 Lots: 1, 6, 8, portions of 4 & 5  
Zone: Grand Jersey Redevelopment Plan  
Description: Expansion of the existing substation  
Deviations: Decorative fencing along street frontage and buffering landscaping along street frontage
13. Case: P12-073 Minor Site Plan – Interim Use  
Applicant: K. Hovnanian at 77 Hudson St. Urban Renewal Co. LLC  
Attorney: Ron Shaljian  
Review Planner: Kristin Russell  
Address: 77 Hudson St.  
Block: 14506 Lots: 1  
Zone: Colgate Redevelopment Plan  
Description: Three banner signs: two are 12'x70', one is 25'x61'
14. Case: P06-072 Final Major Site Plan, Phase I  
Applicant: Block 284 North Urban Renewal LLC  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 232 Pavonia Ave./25 McWilliams Place  
Block: 10004 Lots: coop  
Old Block: 284 Old Lots: 1  
Zone: St. Francis Redevelopment Plan  
Description: Mixed use 11-story building with 124 dwelling units and 154,121 sf of ground floor retail space. Originally approved June 27, 2006.

15.   Case:                               P12-078                               Minor Subdivision  
       Applicant:                     Block 284 North Urban Renewal LLC  
       Attorney:                     Jon Campbell  
       Review Planner:             Kristin Russell  
       Address:                     1 McWilliams Place  
       Block:                       10004               Lots:   coop  
       Zone:                        St. Francis Redevelopment Plan  
       Description:                 Subdivision of 33,600sf lot into two new lots of 9,983 and 23,617sf.
  
16.   Case:                               P05-058                               Final Major Site Plan  
       Applicant:                     Gargant Corp.  
       Attorney:                     Charles Harrington  
       Review Planner:             Kristin Russell  
       Address:                     445 Whiton St. (fka Ash, Whiton & Pacific)  
       Block:                       17501               Lot:   4  
       Old Block:                   2098               Old Lots:   1, 2, et al  
       Zone:                        Lafayette Park Redevelopment Plan  
       Description:                 24-unit residential development, originally approved September 13, 2005.
  
17.   Case:                               P12-063                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     3388 Kennedy Blvd.  
       Block:                       3404               Lot:   49  
       Zone:                        R-1  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
18.   Case:                               P12-054                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     591 Summit Ave  
       Block:                       7902               Lot:   35  
       Zone:                        NC  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
19.   Case:                               P12-057                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     500 Manila Ave  
       Block:                       10102               Lot:   1  
       Zone:                        Luis Munoz Marin Boulevard Redevelopment Plan  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
20.   Case:                               P12-059                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     195 New York Ave  
       Block:                       12704               Lot:   3  
       Zone:                        R-1  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
21.   Case:                               P12-060                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     15 Wilkinson Ave  
       Block:                       23701               Lot:   6  
       Zone:                        R-1  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
22.   Case:                               P12-061                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     111 Storms Ave  
       Block:                       15003               Lot:   30  
       Zone:                        NC  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.
  
22.   Case:                               P12-049                               Minor Site Plan  
       Applicant:                     MetroPCS New York LLC  
       Attorney:                     Constantine Stamos  
       Review Planner:             Jeff Wenger  
       Address:                     1855 Kennedy Blvd  
       Block:                       25502               Lot:   7  
       Zone:                        R-1  
       Description:                 Installation of cellular telephone antennas and ancillary equipment.

23. Case: P12-051 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 615 Palisade Ave  
Block: 1704 Lot: 15  
Zone: R-1  
Description: Installation of cellular telephone antennas and ancillary equipment.
24. Case: P12-052 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 430 Communipaw Ave  
Block: 17301 Lot: 13  
Zone: Morris Canal Redevelopment Plan  
Description: Installation of cellular telephone antennas and ancillary equipment.
25. Case: P12-053 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 10 Christopher Columbus Drive  
Block: 11603 Lot: 16  
Zone: Exchange Place North Redevelopment Plan  
Description: Installation of cellular telephone antennas and ancillary equipment.
26. Case: P12-055 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 563 Central Ave  
Block: 802 Lot: 26  
Zone: R-1  
Description: Installation of cellular telephone antennas and ancillary equipment.
27. Case: P12-056 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 201 Claremont Ave  
Block: 23101 Lot: 12  
Zone: R-1  
Description: Installation of cellular telephone antennas and ancillary equipment.
28. Case: P12-058 Minor Site Plan  
Applicant: MetroPCS New York LLC  
Attorney: Constantine Stamos  
Review Planner: Jeff Wenger  
Address: 49 Waverly St  
Block: 5804 Lot: 12  
Zone: R-1  
Description: Installation of cellular telephone antennas and ancillary equipment.
29. Memorialization of Resolutions  
30. Executive Session, as needed, to discuss litigation, personnel or other matters  
31. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD